

For Sublease

Low Gross Rent!

2636 NOOKTA STREET, VANCOUVER BC

17,782 SF Warehouse/Industrial
Space in Vancouver!



Contact

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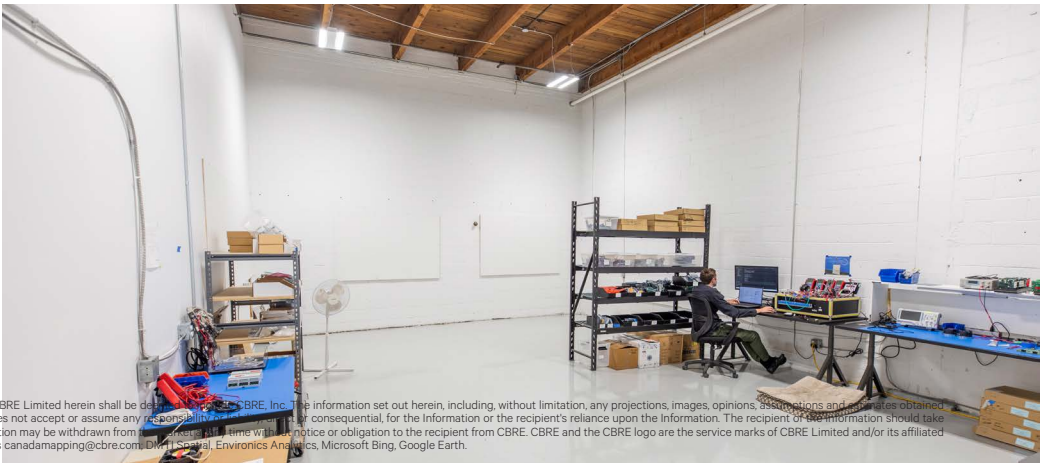
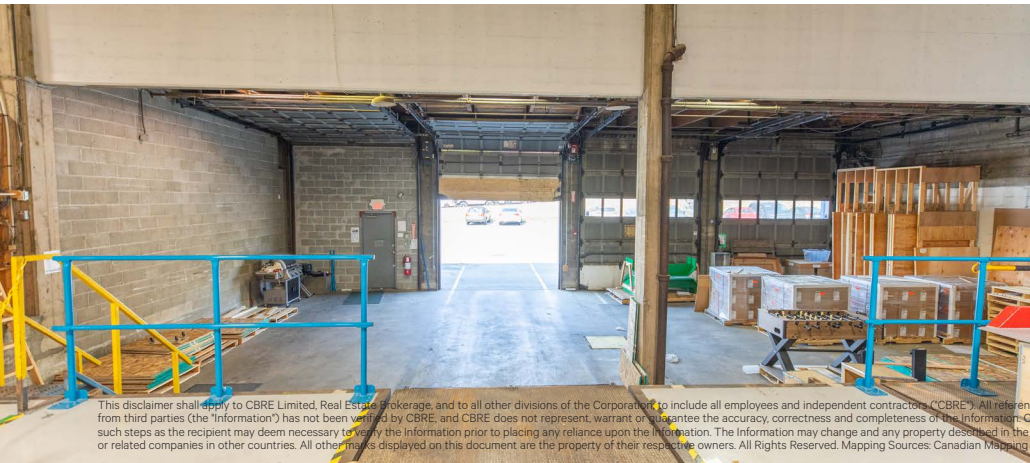
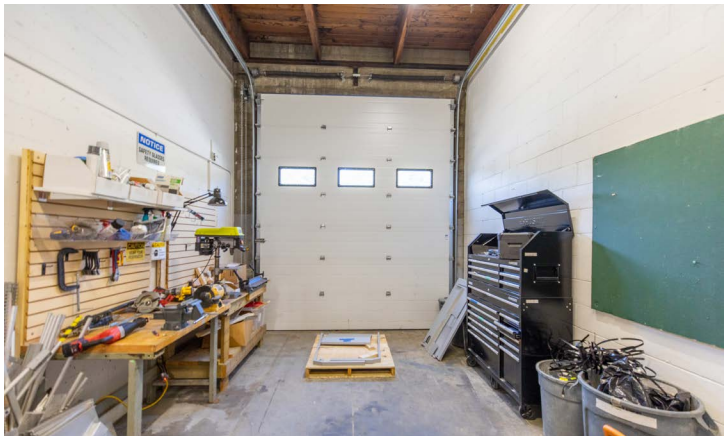
CBRE

Property Details

Highlights

ADDRESS	2636 Nookta Street
AREA	17,782 SF (Approx.)
GROSS RENT	LOW GROSS RENT – Contact Agent
LOADING	3 grade and 2 dock loading doors
CEILING HEIGHTS	18 ft ceiling height
AVAILABILITY	Immediately
SUBLEASE TERM	June 29, 2026

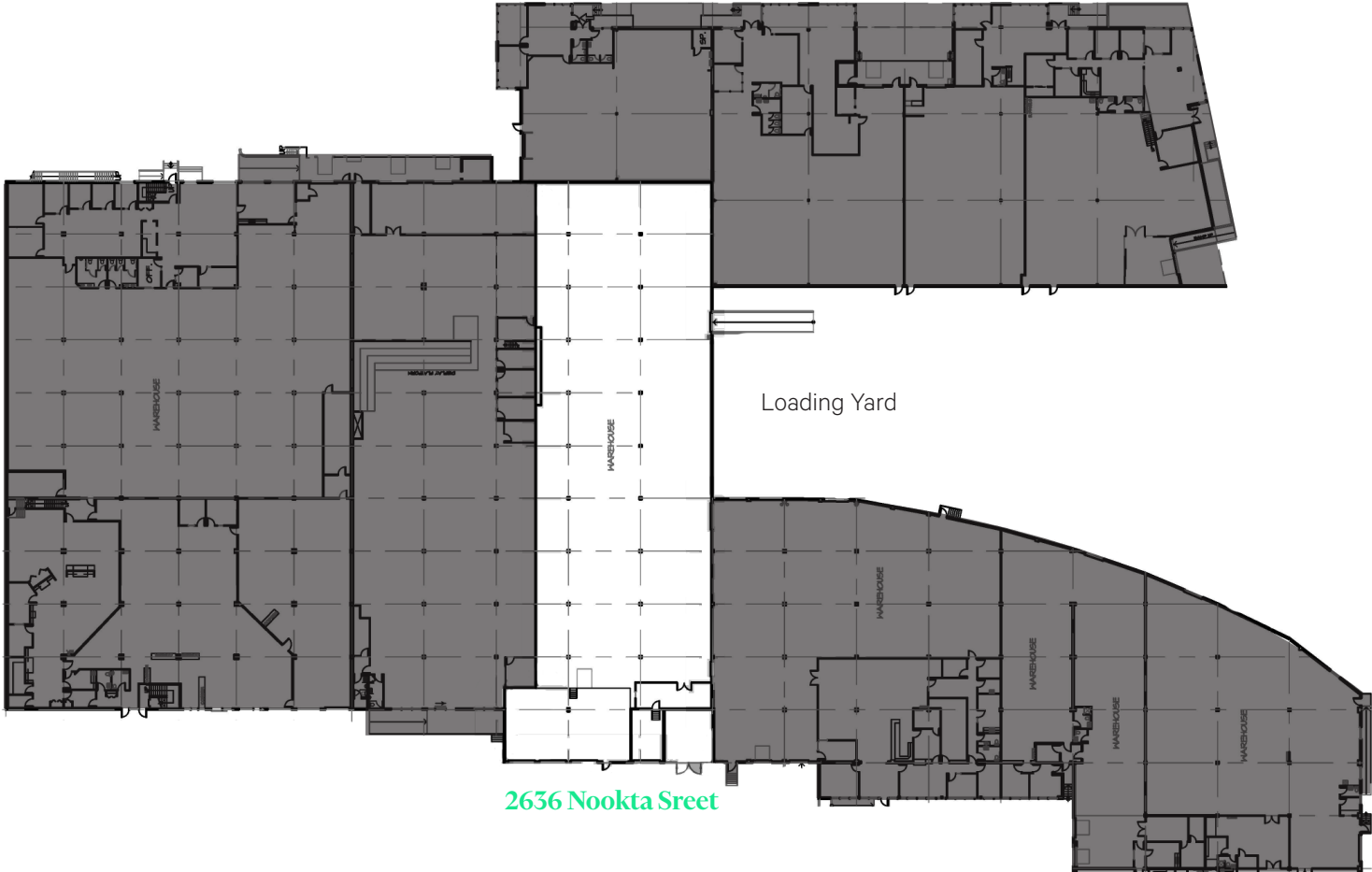
- Renovated warehouse and manufacturing space
- New epoxy floors
- New LED Lighting
- 18 ft clear ceiling height
- Sprinklered
- Shipping area with 3 grade and 2 dock loading doors
- Great truck access and turning radius
- CD-1 Zoning – allowing for a wide range of light industrial uses
- Kitchenette and washrooms
- Ample Parking
- Central location with quick access to Grandview Highway/ Trans Canada Highway
- Steps from Renfrew Skytrain Station, and Broadway Tech Centre Amenities (Starbucks, Daycare, etc.)



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Floor Plan

17,782 SF*



*Floor plan not to scale.



Location

2636 Nookta Street is located in the established Renfrew Heights neighbourhood within a 2-minute walking distance to the Renfrew SkyTrain Station making it a convenient destination for tenants. The central location is also surrounded by three

of Vancouver's major thoroughfares – Grandview Highway/Trans Canada Highway, Boundary Road, and Lougheed Highway/Highway 7, providing easy access to all major neighbourhoods.



2636 Nookta Street



RENFREW STATION
(2 MIN WALK)



broadway
tech centre

RUPERT STATION



DOWNTOWN VANCOUVER

NEARBY AMENITIES
5 KM RADIUS



573+
Restaurants



73+
Breweries & Bars



213+
Cafes



1,842+
Retail & Services

STEPS AWAY FROM

Starbucks
Freshii
Pho Kitchen
McDonald's
Tim Hortons
BC Liquor
Gong Cha
Hula Poke
Day care and more!

DRIVE TIMES

10-Min to Mount Pleasant
10-Min to Burnaby
15-Min to Downtown
30-Min to Richmond
30-Min to YVR Airport

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